

ARTICLE XIV. SPI-HRCW: Hampton Roads Center West

Sec. 17.3-101. Intent.

The SPI-Hampton Roads Center West District is intended to define the development standards necessary to implement the Hampton Roads Center West Master Plan , dated February 26, 1999. Deviation from the standards of this article shall be permitted only upon the express permission of the Industrial Development Authority Design Review Committee (IDA DRC), and shall be approved only when the change does not compromise the integrity of the overall development.

Sec. 17.3-102. Boundaries.

The SPI-HRCW District shall include those properties within the following boundaries, as described and illustrated:

Beginning at a point at the intersection of the westerly line of Big Bethel Road and the northeasterly line of Interstate 64, thence running with the northeasterly line of Interstate 64 with a curve to the left having a radius of 23,043.31 feet for an arc distance of 531.64 feet to a point, thence north 55 degrees 31'09" west 958.70 feet to a point; thence departing the northeasterly line of Interstate 64 and running north 6 degrees 03'54" east 510.24 feet to a point; thence north 7 degrees 25'44" east 384.45 feet to a point; thence north 5 degrees 12'58" east 174.97 feet to a point; thence north 2 degrees 52'52" west 117.88 feet to a point; thence north 2 degrees 26'14" east 440.75 feet to a point; thence south 81 degrees 03'13" east 778.90 feet to a point; thence north 8 degrees 25'57" east 50.00 feet to a point; thence south 81 degrees 03'13" east 168.85 feet to a point; thence with a curve to the right having a radius of 150.00 feet for an arc distance of 189.84 feet to a point in the westerly line of North Park Lane; thence running with the westerly line of North Park Lane south 8 degrees 31'21" east 72.61 feet to a point; thence with a curve to the left having a radius of 229.63 feet for an arc distance of 315.71 feet to a point; thence south 46 degrees 33'20" east 71.32 feet to a point in the westerly line of Big Bethel Road; thence departing the westerly line of North

Park Lane and running with the westerly line of Big Bethel Road with a curve to the right having a radius of 2819.79 feet for an arc distance of 411.03 feet to a point; thence south 13 degrees 03'29" west 266.61 feet to a point; thence south 17 degrees 36'44" west 104.03 feet to a point; thence south 11 degrees 44'02" west 121.13 feet to a point; thence south 17 degrees 21'50" west 20.04 feet to a point; thence with a curve to the left having a radius of 2367.83 feet to a point; thence south 1 degree 49'32" west 133.44 feet to a point; thence south 3 degrees 06'49" west 170.53 feet to a point; thence south 1 degree 52'53" west 300.67 feet to a point; thence south 7 degrees 48'43" west 59.13 feet to the point of beginning.

Sec. 17.3-103. Permitted Uses.

The following shall be considered allowable uses within the SPI-HRCW District:

- (1) Generally those light manufacturing uses similar to those listed below which do not create any more danger to health and safety in surrounding areas, and which do not create any more offensive noise, vibration, smoke, dust, lint, odor, heat, or glare than that which is generally associated with light industries of the types specifically permitted below:
  - (a) Manufacture or assembly of component parts for spacecraft or aircraft, medical and dental equipment, drafting, optical, and musical instruments, watches, clocks, toys, novelties, games, and electrical or electronic apparatus.
  - (b) Manufacture and assembly of light mechanical devices, machines and parts, meters, wire products, pumps, vending machines, and office machines.
  - (c) Manufacture and assembly of electrical devices, appliances, electronic equipment, radios, phonographs -- including the manufacture of parts such as coils and transformers, machine parts such as thermostats, heaters, generators, and other electrical products, but not including heavy equipment such as that used in electrical power generation.
  - (d) Manufacture or assembly of bolts, nuts, screws, rivets, firearms, photographic and metering equipment, tools, dies, machinery and hardware products, but not including ammunition or explosives.
  - (e) Manufacture of pillows, quilts, millinery, hosiery, clothing, and fabrics; printing and

finishing of textiles and fibers into fabric goods.

(f) Manufacture of small boxes, furniture, cabinets, baskets, and other light wood products of similar nature.

(g) Compounding of cosmetics, toiletries, drugs, and pharmaceutical products.

(2) Banks, drive-in or otherwise.

(3) Dwellings for resident watchmen and caretakers employed on the premises.

(1) Transformer stations, static, normal distribution and transmission lines, poles and towers, pumping stations, water towers, structures necessary for the operation of a public utility (excluding power plants and gas plants), or for the exercise of a governmental function, excluding all types of equipment storage and further excluding any penal or correctional institutions. Buildings to house public utility equipment, sub-stations, water towers, and high voltage transmission lines shall be allowed subject to approval by the City Planning Commission pursuant to the provisions of Section 15.2-2232 of the Code of Virginia, 1950, as amended.

(5) Heliport or helistop, subject to securing a Use Permit. (10/27/99)

(6) Laboratories, research, experimental or testing, but not the testing of explosives.

(7) Machine shops and light metal fabrication, excluding heavy punch presses and drop hammers.

(8) Offices and office buildings; data processing center.

(9) Motion picture studio.

(10) Photographic processing or blueprinting.

(11) Printing and publishing.

- (12) Railroad spur tracks.
- (13) Restaurants, but no drive-in restaurants.
- (14) Wholesale merchandising or storage warehouses or distribution center.
- (15) Day care 3, as an accessory use, subject to securing a Conditional Privilege. (10/27/99)

- (16) Commercial communication tower subject to securing a Use Permit. (10/27/99)
- (17) Commercial Building Mounted Antenna; provided the following:
  - (a) The minimum height of the building shall be no less than thirty five (35) feet;
  - (b) The height of the antenna (including support structures) shall not exceed twenty two (22) feet above the highest point of the building;
  - (c) The antenna and support structures are painted so that they are compatible with the primary building structure, unless roof mounted; and
  - (d) Intermodulation testing is coordinated through the Hampton Police Division demonstrating that the proposed antenna operation is designed in a manner to eliminate interference with public safety communications. Such testing shall also be required from each subsequent operator prior to any building permits to add or modify antennae. Should any equipment associated with the antennae be found to interfere with public safety communications, the owner shall be responsible for the elimination of such interference. (Amended 1/23/02)

Sec. 17.3-104. Design Review.

All construction within the SPI-HRCW District must be approved by the Hampton Industrial Development Authority's Design Review Committee (IDA DRC) prior to site plan approval. The IDA DRC shall review all plans with respect to the standards outlined in this Article to ensure the visual integrity and quality of the project .

Sec. 17-3.105. Building and Screening Materials.

- (1) All exterior building materials shall result in permanent and durable construction. Except for interior courtyards, all exterior walls shall be constructed of brick or other high quality finished masonry, precast concrete panels, high quality metal panels, granite, glass, or materials of similar quality and durability. Other materials shall be used only as accent elements.

- (2) Primary building materials shall be monochromatic (preferably earth tones). Bright overall colors shall not be permitted as primary building colors, but may be used for accents.
- (3) Outdoor material and equipment storage shall be screened with a combination of evergreen and deciduous landscaping and walls, berms or fences so that it is not visible from any existing or proposed public right-of-way, and so that it is not predominantly visible from any adjacent property.
- (4) Loading docks and truck courts shall be screened with evergreen and deciduous landscaping or an evergreen and deciduous landscaped berm so that they are not predominantly visible from any existing or proposed public right of way.
- (5) All dumpsters visible from the eastern or southern district boundaries, or within fifty feet (50') of the northern or western district boundaries, shall be enclosed on three sides by an opaque fence.
- (6) The use of any fence within any required set back is prohibited. All fences shall be masonry or black, dark green or dark brown vinyl coated chain link; the use of electrified fences, barbed or razor wire, and chain link with slats anywhere in the district is expressly prohibited.

Sec. 17.3-106. Building Height.

No building shall exceed fifty five feet (55') in height unless a Use Permit is secured from the City Council.

Sec. 17.3-107. Lot Coverage.

Total lot coverage within the SPI-HRCW District shall not exceed eighty percent (80%) of the total district area. However, to allow for maximum flexibility with respect to individual lots within the district, the total lot coverage on any individual lot may be as high as ninety percent (90%) of the individual lot area, so long as the district lot coverage is maintained at or below eighty percent (80%). Lot coverage includes buildings and all other improvements on the site, with the exception of lakes.

Sec. 17.3-108. Setbacks.

(1) All buildings:

- (a) shall be set back at least fifty feet (50') from any existing or proposed public right-of-way.
- (b) shall be set back at least twenty feet (20') from any district boundary that is not an existing or proposed public right-of-way.
- (c) shall be set back at least ten feet (10') from all lake maintenance easements.
- (d) with loading docks that face Big Bethel Road shall be set back at least three hundred feet (300') from the Big Bethel Road right-of-way.
- (e) with loading docks that face Interstate 64 shall be set back at least one hundred forty feet (140') from the Interstate 64 right-of-way.

(2) All other improvements, with the exception of lakes:

- (a) shall be set back at least fifty feet (50') from the Big Bethel Road right-of-way.
- (b) shall be set back at least twenty feet (20') from the Interstate 64 or North Park Lane rights-of-way.
- (c) shall be set back at least ten feet (10') from the western district boundary line.
- (d) shall be set back at least five feet (5') from the northern district boundary line.

Sec. 17.3-109. Green Areas and Landscaping.

- (1) A minimum of ten percent (10%) of each lot and twenty percent (20%) of the district area shall be retained as green space for trees, shrubs and turf. At least one (1) tree shall be provided for every four hundred (400) square feet of required green area.
- (2) The fifty foot (50') improvement setback along Big Bethel Road shall be retained as green space, which shall be counted toward the requirements of (1) above. This green space shall be comprised of:



- (a) existing vegetation, except that dead or diseased trees and undergrowth may be removed to provide lake views and ingress and egress to the site; or
  - (b) a fifty foot (50') wide, seven and one-half foot (7.5') tall vegetated berm, measured from the top of curb on Big Bethel Road, that extends the length of the Big Bethel Road frontage, with the exception of ingress and egress to the site.
- (3) The twenty foot (20') improvement setbacks along North Park Lane and Interstate 64 shall be retained as green space, which shall be counted toward the requirements of (1) above. This green space shall be comprised of:
  - (a) existing vegetation, except that dead or diseased trees and undergrowth may be removed to provide lake views and ingress and egress to the site; or
  - (b) a twenty foot (20') wide, three and one-half foot (3.5') tall vegetated berm, measured from the top of the respective curb, that extends the length of the North Park Lane and Interstate 64 frontage, with the exception of ingress and egress to the site.
- (4) All other required improvement setbacks shall be retained as green space, which shall be counted toward the requirements of (1) above.
- (5) All improvement setbacks shall be planted with evergreen and deciduous trees:
  - (a) at least forty feet (40') on center if shade trees or
  - (b) at least twenty five feet (25') on center if ornamental or understory trees.
- (6) At least ten percent (10%) of any parking lot designed for thirty (30) or more cars shall be retained as green space; this shall count toward the requirements of (1) above. At least one (1) tree shall be provided for every three hundred (300) square feet of required parking lot green area.
- (7) No row of parking spaces shall exceed one hundred forty four feet (144') in length without a green space island. Such islands shall be a minimum of

twelve feet (12') wide and shall contain at least one (1) tree. This green area shall be counted toward the requirements of (6) above.

- (8) Whenever two (2) rows of parking spaces abut, the required green space islands shall be a minimum of twenty four feet (24') wide.
- (9) A green space strip at least ten feet (10') wide shall be provide between buildings and parking areas

except at plazas, points of entry to the building, and loading dock areas; this shall count toward the requirements in (1) above.

- (10) Within all of the above required green areas, healthy trees measuring at least three inches (3") in diameter at one foot (1') from the ground shall be saved whenever possible. New trees shall exhibit the following minimum caliper at one foot (1') from the ground: shade or street trees, four inches (4"); specimen or character trees, three inches (3"); evergreen trees, two and one-half inches (2.5"); and flowering trees, two inches (2"). The following trees are acceptable for use in landscaping:

- (a) Live Oak (*quercus virginiana*);
- (b) Northern Red Oak (*quercus rubra*);
- (c) Willow Oak (*quercus phellos*);
- (d) Patented Red maple (*acer rubrum* cultivar);
- (e) Red maple (*acer rubrum*);
- (f) River Birch (*betula nigra*);
- (g) Tulip Tree (*liriodendron tulipifera*);
- (h) Japanese Maple (*acer palmatum*);
- (i) Japanese Privet (*ligustrum japonicum*);
- (j) Burford Holly (*elix cornuta 'burfordii'*);

- (k) Nellie R. Stevens Holly (*ilex cornuta* 'Nellie R. Stevens');
- (l) Wax Myrtle (*myrica cerifera*);
- (m) White Pine (*pinus strobus*);
- (n) Virginia Pine (*pinus virginiana*);
- (o) Loblolly Pine (*pinus talda*);
- (p) Crabapple (*malus hybrida*);
- (q) Kwanzan Cherry (*prunus serrulata*);
- (r) Yoshina Cherry (*prunus yedoensis*);
- (s) Dogwood (*cornus florida*);
- (t) Crape Myrtle (*lagerstroemia indica*); or
- (u) Eastern Redbud (*cercis canadensis*).

Sec. 17.3-110.      Lighting.

- (1) All lighting will be color corrected for true white, with allowances for modest amounts of blue or green.
- (2) Lighting levels will be determined by the recognized standard of the lighting industry, as specified in the "Lighting Handbook of the Illuminating Engineering Society."
- (3) Fixtures will be located to provide uniform illumination along drives and walkways and not cause glare or excessive spillage onto neighboring sites.
- (4) Light sources will be concealed and directed only to areas requiring illumination.
- (5) The use of high and low pressure sodium sources will not be allowed and use of incandescent sources will be limited to building entrances only.
- (6) Lighting in parking areas and truck courts will be pole mounted fixtures with a height of thirty five feet (35') and provide a minimum lighting level of one half (0.5) foot candles.

- (7) All lighting in driveways, pedestrian walkways and plazas will be achieved with bollards not exceeding three and one half feet (3.5') in height and/or low surface mounted fixtures.
- (8) All special landscape areas and other accent elements will be illuminated with ground mounted, directed flood lights or low surface mounted fixtures.
- (9) Lighting fixtures should be comparable to those illustrated below:

Sec. 17.3-111.        Parking and Loading

Off street parking and loading spaces shall be provided as required in Chapter 19 herein.

Sec. 17.3-112.        Owners' Association.

All owners of property within the SPI-HRCW district shall belong to a property owners' association. Such association shall be responsible for the maintenance of all commonly held property, to include, but not be limited to, private streets, utilities, lakes, green areas, and lighting. A copy of the association by-laws and covenants shall be submitted to the IDA DRC for review as to compliance with this article and final copies filed with the Hampton Industrial Development Authority.